

BOARD OF ADJUSTMENT
APPLICATION NO. 16-32

Applicant Jessica Laïs Telephone 479-935-6464
 Address 2805 W. Cobbler Pl. Rogers, AR 72758
 EMAIL jessicalais@gmail.com
 Property Owned By Barnett + Jessica Laïs Telephone 479-935-6464
 Address 2805 W. Cobbler Pl. Rogers, AR 72758
 Location of Property 2805 W. Cobbler Pl. Rogers, AR 72758
 Nature of Appeal:

1. Appeal from decision of enforcement officer: _____

2. Variance from zoning ordinance: Requesting ^{13.5} ft. set back instead
of existing 20 ft. setback for inground
swimming pool

Comment by Enforcement Officer: _____

Applicant Signature: J. Laïs

** Include a letter requesting the variance and stating the hardship or reason it's needed.*
 Legal Description and Survey (Attach if necessary):

(Survey should show existing and proposed buildings, dimensions of property lines and distance from building to all property lines).

Present Zoning: RSF Date Filed: 6/29/16
 Public Hearing Date: 7/18/16 Application Fee: \$100 (CP#1014)
 Decision of Board: _____
 Date: _____

Secretary, Board of Adjustment

Rogers Board of Adjustment
301 W. Chestnut
Rogers, AR 72756

June 28, 2016

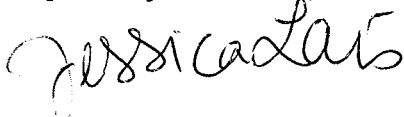
Rogers Board of Adjustment:

As the property owners of 2805 W. Cobber Place, Rogers, AR, we are formally requesting a variance from original setback lines. We would like to build an in ground swimming pool to the rear of our home. The variance requested is relatively minor as shown on the attached survey. The existing yard has a 20-foot setback; we are requesting a proposed 13.5-foot setback instead. This request will not interfere with existing utility easements at 10 feet.

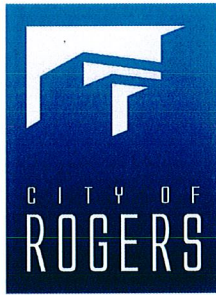
The proposed pool, including 13.5-foot setback variance, is designed, laid out, and shall be constructed in a manner that achieves harmony with the neighborhood, fosters peaceful relations with neighbors, and blends in visually in a low-key, unobtrusive manner with the surroundings. Without the proposed variance, we will suffer undue hardship and be unable to build the pool at the desired location due to the size and characteristics of the site, thus interfering with the aesthetic of the yard, home and neighborhood.

Survey in support of requested variance is attached.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Jessica Lais".

Jessica Lais, Petitioner
2805 W. Cobbler Place, Rogers, AR 72758
Silo Falls Neighborhood
479-935-6464
jessicaklais@gmail.com



City of Rogers
Planning Department
301 W. Chestnut
Rogers, Arkansas, 72756 • 479-621-1186
www.rogersar.gov

NOTICE OF APPLICATION FOR VARIANCE

Notice is hereby given that a hearing will be held in the City Hall Building at 301 West Chestnut on July 18, 2016 at 9:30 a.m. to consider the variance application by Jessica Lais under the provisions of the Zoning Ordinance of the City of Rogers, for a variance to allow a rear setback reduction for property located at 2805 W Cobbler Place in the city's RSF (Residential Single Family) zoning district, more particularly described as follows:

LEGAL DESCRIPTION:

LOT 153, PHASE 2 OF SILO FALLS ADDITION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 153 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N88°16'-06"W 100.12' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N02°24'20"E 140.04', THENCE S86°56'47"E 100.12', TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LAYMAN'S DESCRIPTION:

2805 W Cobbler Place

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: July 8, 2016

SETBACK REDUCTION SURVEY

BOARD OF ADJUSTMENT SIGNATURE: _____

BOARD OF ADJUSTMENT SECRETARY DATE

CERTIFICATE OF SURVEY AND ACCURACY:

I CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AS REQUIRED BY "REGULATIONS, STANDARDS AND SPECIFICATIONS FOR THE DIVISION, DEVELOPMENT AND IMPROVEMENT OF UNINCORPORATED LAND IN WASHINGTON COUNTY".

DATE: 6/17/16

SURVEYOR: 

CITY OF ROGERS ACCEPTANCE:

CITY OF ROGERS ACCEPTANCE:
APPROVED FOR RECORDING BY THE CITY OF ROGERS, ARKANSAS
THIS DAY OF 2016.

SIGNATURE _____ DATE _____
PLANNING DEPT.

CERTIFICATE OF DEDICATION:

CERTIFICATE OF DEDICATION:
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE
ARE THE SOLE OWNERS OF THE HEREON PLATTED
PROPERTY AND HAVE CAUSED SAID PROPERTY TO BE
SURVEYED AND PLATTED AND DO HEREBY DEDICATE
ALL UTILITY EASEMENTS TO THE PUBLIC FOR THE
INSTALLATION OF UTILITIES.

OWNER	DATE
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STATE OF ARKANSAS
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME
THIS _____ DAY OF _____, 2016

NOTARY PUBLIC

MY COMMISSION EXPIRES:

PROPERTY OWNER:
LAIS REVOCABLE TRUST
LAIS, RANDOLPH B & JESSICA - TRUSTEES
2805 W COBBLER PLACE
ROGERS, AR 72758-4569

FIELD WORK
JUNE 10, 2016

BASIS OF BEARING:
FINAL PLAT SILO FALLS ADDITION PHASE II FILED IN BOOK 2006 AT PAGE 13

REFERENCE DOCUMENTS:
1) FINAL PLAT SILO FALLS ADDITION PHASE II FILED IN BOOK 2006 AT PAGE 13
2) WARRANTY DEED FILED IN BOOK 2014 AT PAGE 27656

PROPERTY ZONED
RSF

BUILDING SETBACKS

PER FINAL PLAT	
FRONT	30ft

<u>PER ZONING:</u>	
FRONT	30%
SIDE	10%
REAR	20%

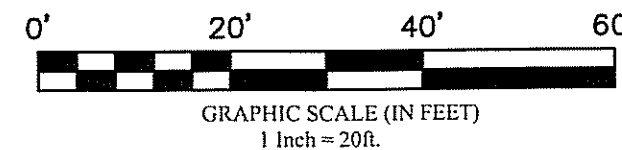
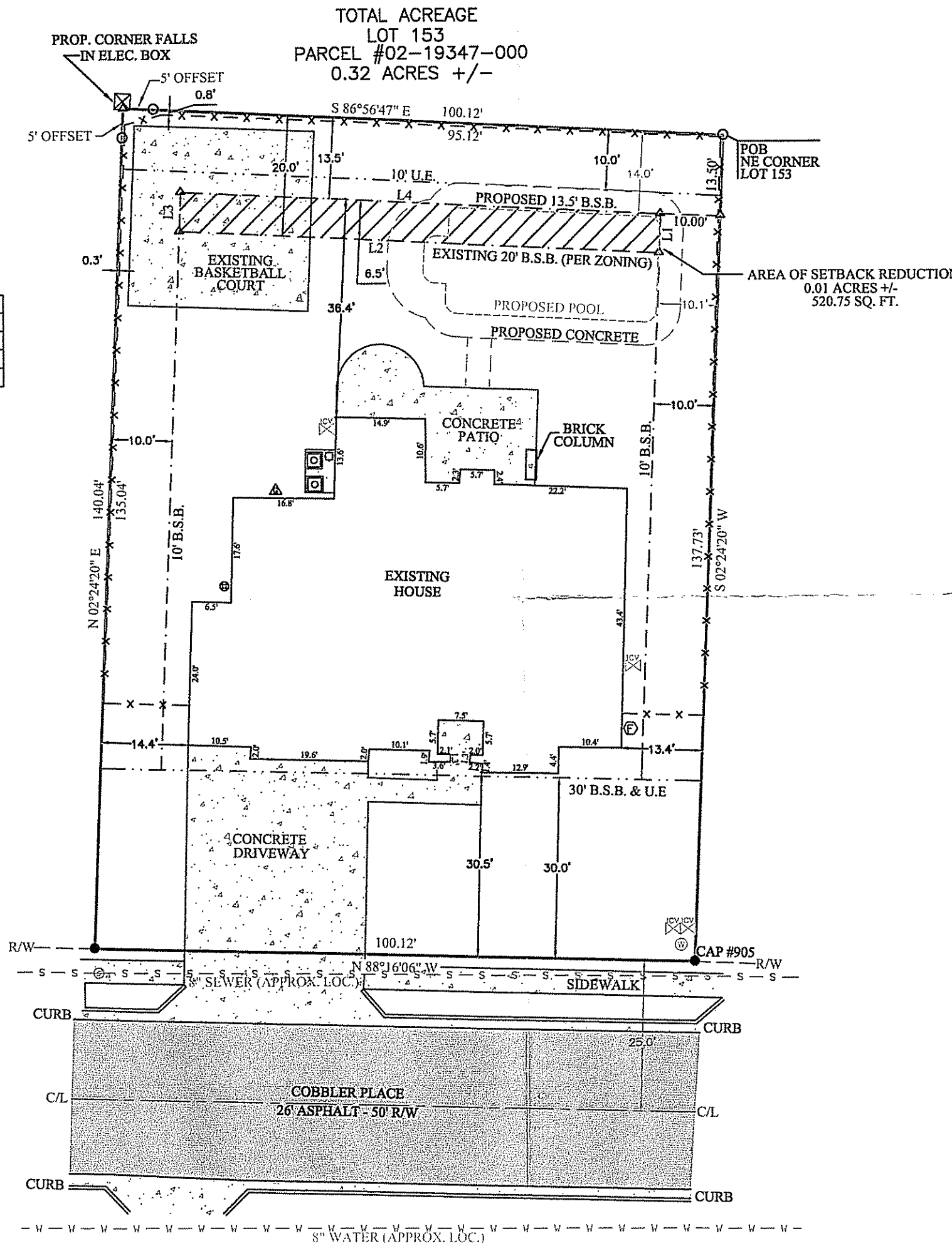
REAR 13.5ft (PROPOSED)

SURVEY DESCRIPTION:
LOT 153, PHASE 2 OF SILO FALLS ADDITION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF MORE LOT 153 AND RUNNING THENCE S02°24'20"W 137.73' TO AN EXISTING REBAR ON THE NORTH RIGHT-OF-WAY OF COBBLER PLACE, THENCE ALONG SAID RIGHT-OF-WAY N88°16'06"W 100.12' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N02°24'20"E 140.04', THENCE S86°56'47"E 100.12', TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

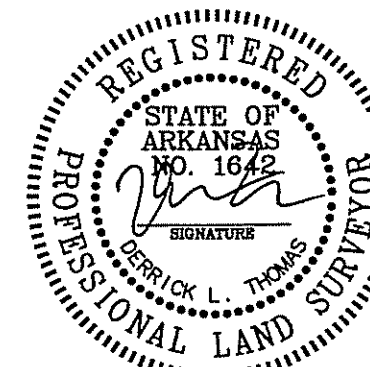
FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS
DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD
INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0270K. DATED 06/ 05/ 2012)

NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES . ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

LINE	BEARING	DISTANCE
L1	S 02°24'20" W	6.50
L2	N 86°56'47" W	80.12
L3	N 02°24'20" E	6.50
L4	S 86°56'47" E	80.12

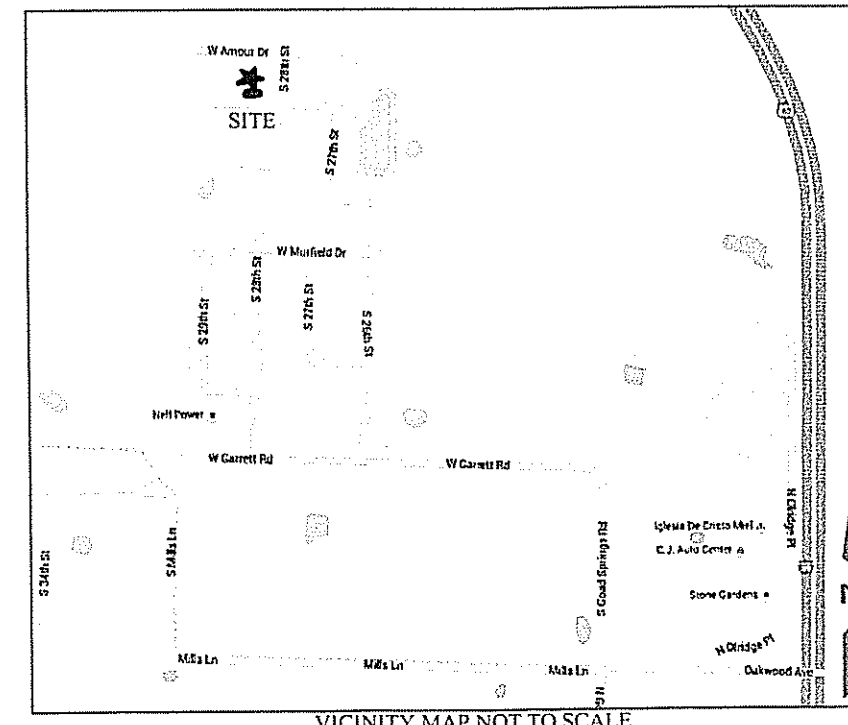


I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 10TH DAY OF JUNE, 2016.



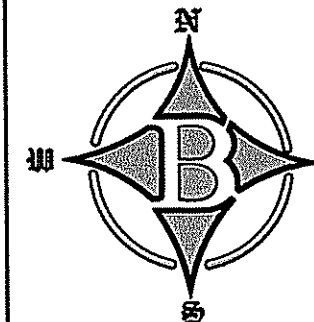
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.












VICINITY MAIL



VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE



	ELECTRICAL BOX
	AC UNIT
	GAS METER
	BOUNDARY LINE
	CENTERLINE OF ROAD
	RIGHT-OF-WAY
	BUILDING SETBACK
	UTILITY EASEMENT
	FENCE
	SEWER LINE
	WATER LINE

LEGEND:

Bates & Associates, Inc.

Engineers Surveyors • Landscape Architects
120 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 • 479.442.9300 • Fax 479.531.3593
WWW.SASVAC.COM

FOR USE AND BENEFIT OF:
ANDOLPH & JESSICA LAIS

COBBLER PLACE

6/14/16	SCALE: 1"=20'
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SURVEYED:	DRAP
JA	AH
REVIEWED:	DT

DRAWING# 16-175